

**ZONING & PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2019-0097C **ZAP DATE:** 05/05/2020

PROJECT NAME: Stoney Ridge Phase C- Section 3 (SFAR) Amenity Lot 16

ADDRESS: 7110 Heine Farm Road

APPLICANT: Lennar Homes of Texas Land and Construction, Ltd. (Richard Maier)
12401 Research Blvd., Building 1, Suite #300
Austin, TX 78759
(512) 531-1351

AGENT: CBD Engineering (Bill Couch)
5501 W William Cannon Drive
Austin, TX 78749
(512) 280-5160

CASE MANAGER: Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

WATERSHED: Dry Creek East (Suburban)

NEIGHBORHOOD PLAN: N/A

PROPOSED DEVELOPMENT:

The applicant proposes an amenity lot with private parks and off-street parking for a Single Family Attached Residential (SFAR) Development.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

SUMMARY STAFF COMMENT ON SITE PLAN:

The applicant proposes an amenity lot with a Community Recreation (Private) land use designation. Community Recreation (Private) is a conditional use within MF-2 zoning, according to Land Development Code Section 25-2-491. Therefore, Land Use Commission review and approval is required.

PROJECT INFORMATION:

SITE AREA	0.338 acres	
ZONING	MF-2	
PROPOSED USE	Community Recreation (Private)	
PROPOSED PARKING	3 vehicle spaces (10 ADA), 5 bicycle spaces	
	Existing	Proposed
IMPERVIOUS COVER	0 SF / 0%	6,638 SF / 45.06%
BUILDING COVERAGE	N/A	N/A
BUILDING HEIGHT	N/A	N/A
F.A.R	N/A	N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets

Bike Austin

Del Valle Independent School District

Del Valle Community Coalition

Elroy Neighborhood Association

Far Southeast Improvement Association

Friends of Austin Neighborhoods

Onion Creek Homeowners Association

Sierra Club, Austin Regional Group

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

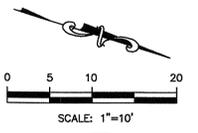
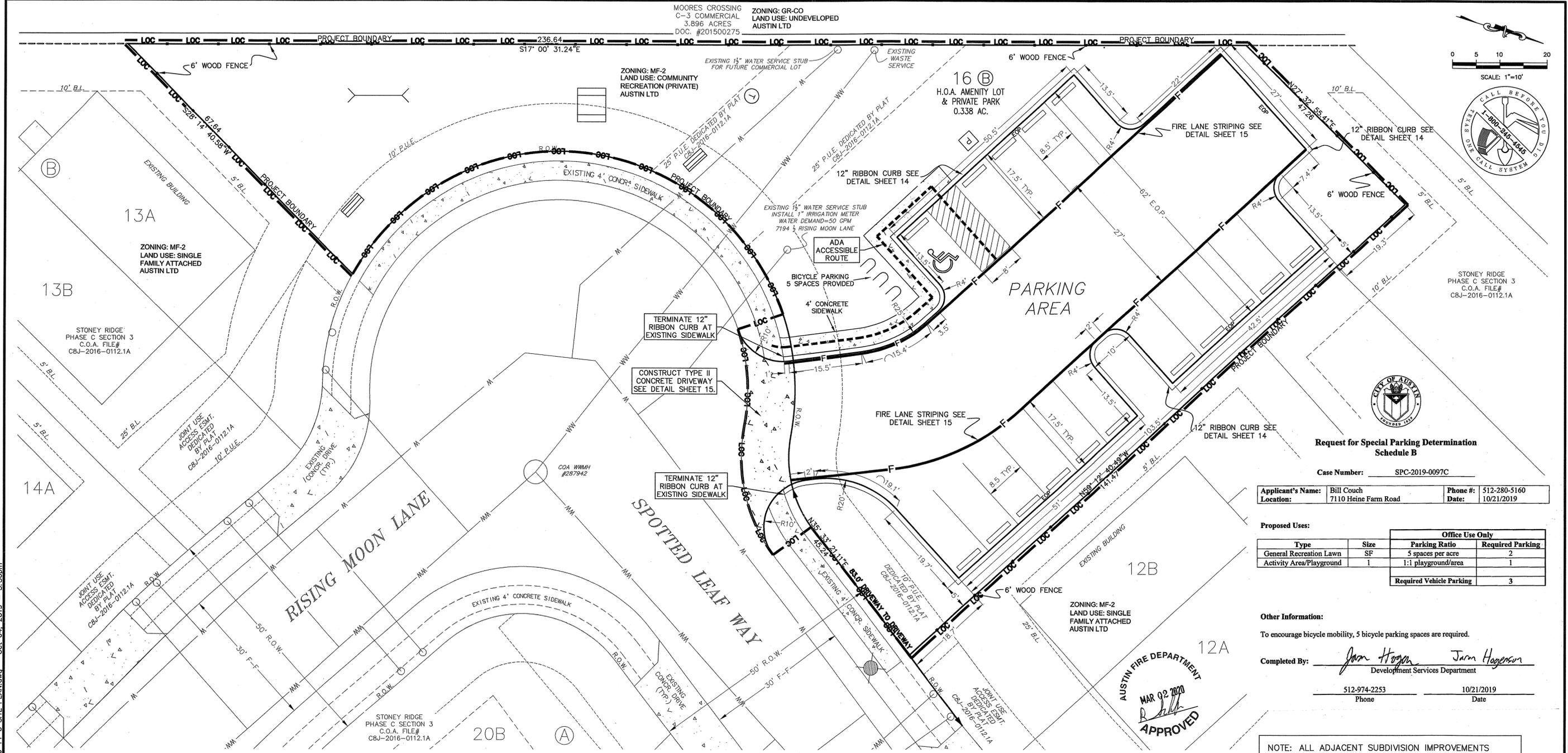
1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.

A conditional use site plan may not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

Project Summary**Stoney Ridge C-3 Amenity Lots 16 Site Plan****SPC-2019-0097C**

Stoney Ridge Phase C Section 3 Lots 16 Amenity Lot Site Plan is for a single-family attached residential neighborhood (SFAR). The 0.338 acres is for a private park and parking for residents of Stoney Ridge C-3 Subdivision. The site is in Moore's Crossing MUD and is in limited purpose annexation. Lots 16 is a private park that includes a park bench, swing set, pet waste station, trash receptacle, bicycle parking (5 spaces), off street parking (16 spaces) for residents and guests.



STONEY RIDGE PHASE C SECTION 3
C.O.A. FILE#
C8J-2016-0112.1A



Request for Special Parking Determination Schedule B

Case Number: SPC-2019-0097C

Applicant's Name: Bill Couch
Location: 7110 Heine Farm Road
Phone #: 512-280-5160
Date: 10/21/2019

Proposed Uses:

Type	Size	Office Use Only	
		Parking Ratio	Required Parking
General Recreation Lawn	SF	5 spaces per acre	2
Activity Area/Playground	1	1:1 playground/area	1
		Required Vehicle Parking	3

Other Information:
To encourage bicycle mobility, 5 bicycle parking spaces are required.

Completed By: *Jann Hogson* Jann Hogson
Development Services Department

512-974-2253 10/21/2019
Phone Date

NOTE: ALL ADJACENT SUBDIVISION IMPROVEMENTS LABELED AS "EXISTING" ARE TO BE CONSTRUCTED AND ACCEPTED WITH STONEY RIDGE C-3 CONSTRUCTION PLANS COA PROJECT C8-2016-0112.1B

EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF AUSTIN STANDARDS.



BRETT R. PASQUARELLA, P.E.
CARLSON, BRIGANCE & DOERING, INC.

CAUTION !

EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 HOURS PRIOR TO COMMENCING CONSTRUCTION.

SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING PERMIT APPROVAL.
- ANY SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

SITE PLAN RELEASE NOTES CONT'D:

- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

COMPATIBILITY NOTES:

- EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED.
- ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.
- THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

ACCESSIBILITY NOTES:

- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 1:50. [ANSI 403.3]
- ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 403.2 - 403.6]

LEGEND

PROJECT BOUNDARY	EXISTING DOUBLE SERVICE	EXISTING UTILITY POLE	ACCESSIBLE PARKING	PARK BENCH
LIMITS OF CONSTRUCTION	EXISTING SINGLE SERVICE	EXISTING SIDEWALK	HANDICAP ACCESSIBILITY SIGN	PET WASTE STATION
EASEMENT / SETBACK	EXISTING FIRE HYDRANT	EXISTING SIDEWALK	BIKE RACK	TRASH RECEPTACLE
EXISTING WATER LINE	EXISTING MANHOLE	EXISTING DRIVEWAY (SIZE & SHAPE VARIES)	SWING SET	PICNIC TABLE
EXISTING WASTEWATER LINE	EXISTING STORM INLET	FENCE	STREET LIGHT	ADA ACCESSIBLE ROUTE
EXISTING STORM SEWER LINE	CONCRETE WHEEL STOP	BOLLARD POST	FIRE LANE	
EXISTING OVERHEAD UTILITY				

SITE DATA TABLE

TOTAL SITE AREA	0.338 ACRES
ZONING	MF-2
IMPERVIOUS COVER	6,638 S.F., 45.06%
PROPOSED USE	COMMUNITY RECREATION (PRIVATE)
MIN. SITE AREA	8,000 S.F.
TOTAL GROSS FLOOR AREA	0.00 S.F.
BUILDING COVERAGE	0.00 S.F., 0.00%
FLOOR-TO-AREA RATIO	N/A
OPEN SPACE	8,085 S.F., 54.94%

SITE PLAN RELEASE

FILE NUMBER: SPC-2019-0097C EXPIRATION DATE:
CASE MANAGER: ROBERT ANDERSON APPLICATION DATE: MARCH 6, 2019
APPROVED ADMINISTRATIVELY ON:
APPROVED BY ZONING & PLATTING COMMISSION ON:
APPROVED BY CITY COUNCIL ON:
under Section 142 of Chapter 25-6 of the Austin City Code.

Director:
Development Services Department

DATE OF RELEASE: _____ ZONING: MF-2
REV. 1 _____ CORRECTION 1
REV. 2 _____ CORRECTION 2
REV. 3 _____ CORRECTION 3

Carlson, Brigance & Doering, Inc.
FIRM ID #8931
Civil Engineering
650 W. McCombs Blvd.
Austin, Texas 78749
Phone No. (512) 296-5100

CBD

SITE PLAN
DESIGNED BY: PS & CP
DRAFTED BY: BRP
DATE: OCTOBER 2019

SHEET
JOB NAME: STONEY RIDGE PHASE C SECTION 3
PROJECT: AMENITY LOT 16 IMPROVEMENTS
7110 HEINE FARM ROAD, DEL VALLE, TX 78617
JOB NUMBER: 4736
SHEET: 7 OF 17



B-06

Property Profile

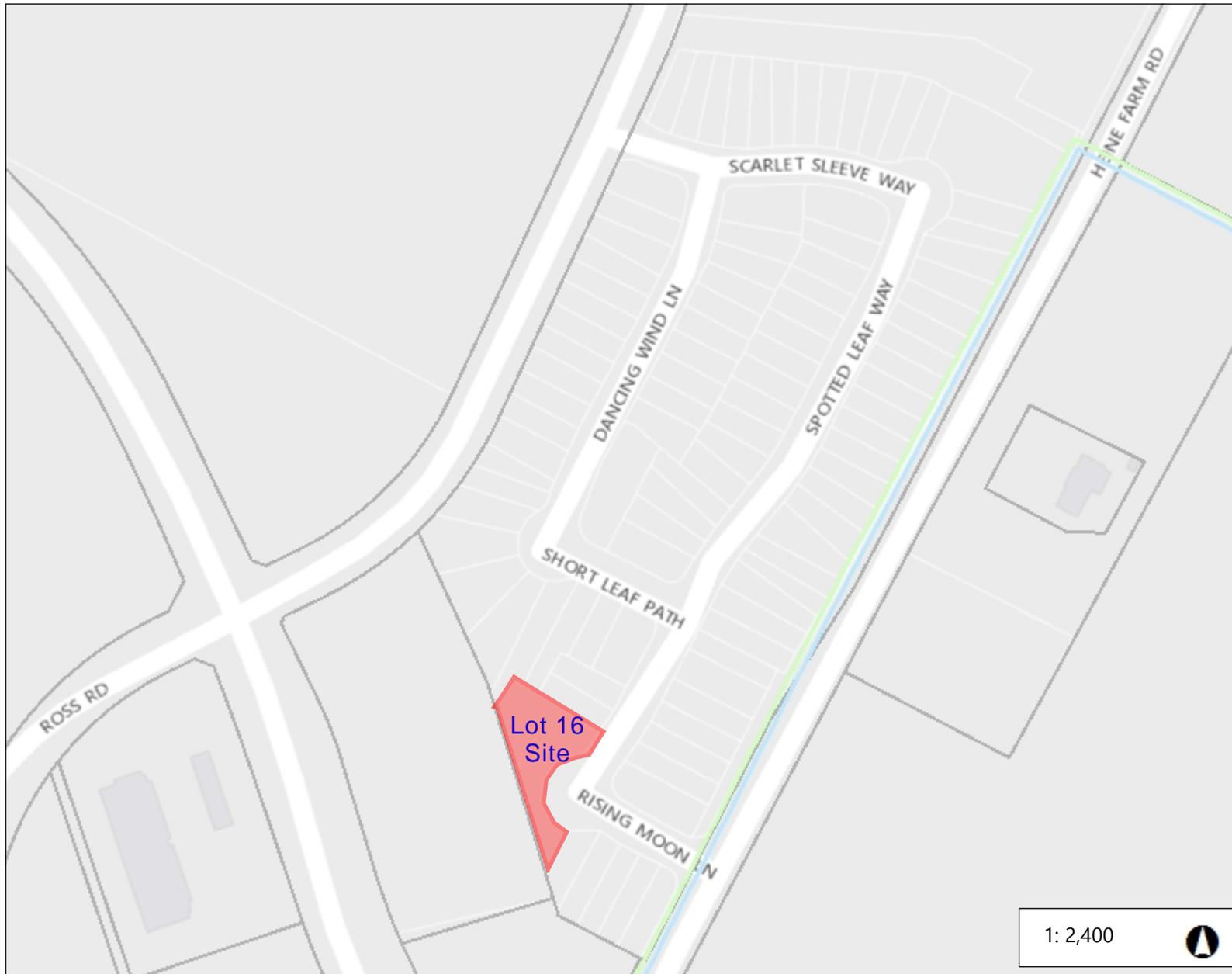
Stoney Ridge C-3 Lot 16 Site Plan Location Map

5 of 5

Legend

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ
- TCAD Parcels



Stoney Ridge C-3 Lot 16 Site Plan

Case #
SPC-2019-0097C

1:2,400



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

March 3, 2020

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